

AN EVALUATION OF  
BLIGHT CONDITIONS REPORT

1984

**CZIC COLLECTION**

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E93  
1984

Washington : Coastal Zone Management Program

HD211.W2 E93 1984

AN EVALUATION OF  
BLIGHT CONDITIONS  
REPORT

PREPARED FOR  
THE CITY OF BREMERTON.

**CZIC COLLECTION**

BY  
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SENIOR CERTIFIED APPRAISER



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January 10, 1984

Mr. William Broughton  
Bremerton City Attorney  
245 - 4th St.  
Bremerton, Wa. 98310

Re: Blight Evaluation

Dear Mr. Broughton:

Pursuant to your request that I evaluate that certain portion of the Bremerton Central Business District as defined in this report for the purpose of determining if a condition of 'Blight' exists, please be advised that I have personally inspected all the properties within the study area and have reached a conclusion in this matter.

A summary of the factors affecting this opinion and an individual analysis of all properties evaluated is attached herewith. This evaluation was conducted in a serupticious manner and without access to the interior of the individual properties.

It is my opinion that the area under evaluation must be analyzed as a whole and entire entity, and therefore my determination was based on that premise after reviewing the individual component parcels which lie within the area of analysis.

It is my opinion that as of the date of January 10, 1984, the study area, as geographically defined herein, is determined to be 'Blighted'.

Should you need any additional information, please feel free to call on me.

Yours truly,

William B. Reems  
C.C.I.M., C.R.B., C.R.S.  
Senior Certified Appraiser

WBR: jlb



Key people — working together to serve you better.

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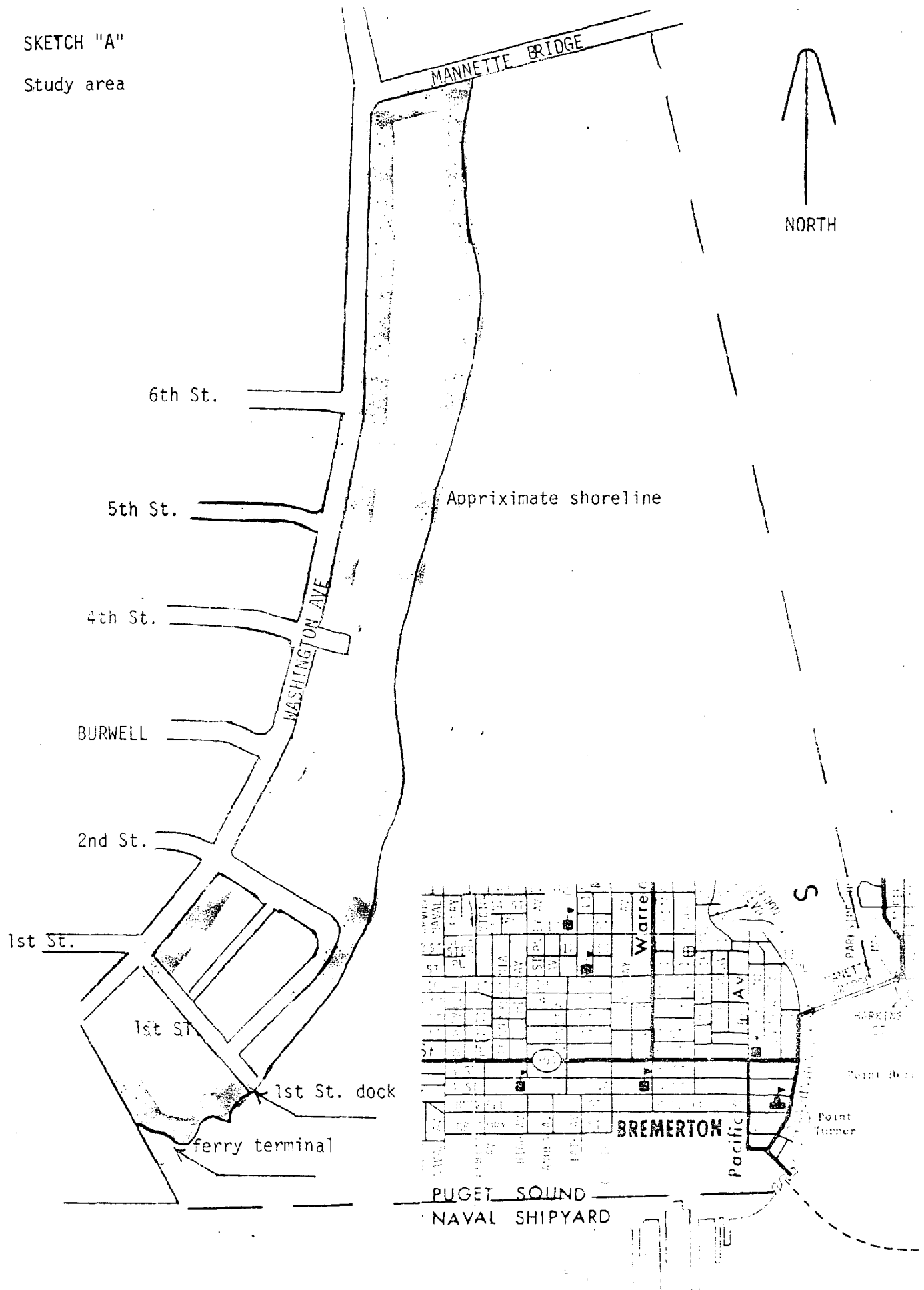
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## STUDY AREA

The geographic area evaluated in this report is bounded by Puget Sound Naval Shipyard on the South side, Washington Avenue on the West side, Port Washington Narrows on the East side and the Manette Bridge (S.H. No 21B) on the North side. The real property is legally described as portions of the Southwest one quarter of Section 13, Township 24 North, Range 1 East, W.M. and portions of the Northwest one quarter of Section 24, Township 24 North, Range 1 E, W.M. The study area is outlined in Sketch A to assist in visualization.

SKETCH "A"

Study area



## PURPOSE AND DEFINITIONS

The purpose of this report is to determine if the properties located within the study area are in a state of 'blight' as defined under the Urban Renewal Law of the State of Washington (Chapter 35.81).

I. In order to ascertain if a 'blighted area' exists, I will look to the potential conditions which may exist under the Urban Renewal Law definition of 'blighted area' [(35.81.010(2))].

'Blighted Area' shall mean an area which, by reason of the substantial physical dilapidation, deterioration, defective construction, material and arrangement and/or age or obsolescence of buildings or improvements, whether residential or nonresidential, inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality; inappropriate or mixed uses of land or buildings; high density of population and overcrowding; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; excessive land coverage; insanitary or unsafe conditions; deterioration of site; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision or obsolete platting; or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime; substantially impairs or arrests the sound growth of the city or its environs, retards the provision of housing accommodations or constitutes an economic or social liability,

and/or is detrimental, or constitutes a menace, to the public health,  
safety, welfare, and morals in its present condition and use.

It is my opinion that even though the study area is a composite of many  
individual properties, they must all be considered as a part of the entire  
entity for the purpose of a blight determination.



### GENERAL OVERVIEW

The study area lies on the easterly fringe of the Bremerton Central Business district. The area is characterized by a wide variety of land uses and a large number of properties which appear to be in a state of transition from their previous use to a new higher and better use.

The buildings which exist in the study area are for the most part antiquated and in a deteriorated condition of repair. They were constructed, for the most part, in the early 1900's and their remodeling has lagged behind the standard required by successful retail merchants and the professional community who would be seeking office space. There are exceptions to this generalization of building conditions, primarily with reference to two office buildings, one located at 400 Washington Avenue and the other at 510 Washington Avenue. There has further been recent renovations to a retail outlet on the northeast corner of First Street and Washington Ave. The attached individual property analysis forms photographically illustrate the present condition of the improvements.

The portion of the study area which lies north of 6th Street has a slightly different character than that lying south of 6th Street. The improvements on the northerly portion are either single or multiple family residences. These structures are also of a 1910 - 1930 construction vintage and in varying stages of repair.

The study area is highly visible to all users of the Washington State Ferry who enter the city by that means. The same visibility is afforded to all boating traffic which passes adjacent to the city.

The land was originally subdivided between 1891 and 1906, with the majority of the individual lots being created with a width of 30 feet along Washington

Avenue. The platted lots did not extend to the Government Meander Line and there exists additional property, some of which has been land filled, between the original plat of the Town of Bremerton and the meander line. The majority of the land in the study area has City road frontage and utility services. Some sites east of the plat of the Town of Bremerton, Block 4, are landlocked since the vacation of an adjacent 14 foot alley. (C.J. Volume 2, page 736)

Virtually all property in the study area has a sweeping water and mountain view looking to the east. The entire easterly boundary line fronts the Port Washington Narrows. The bank height varies from approximately 14 feet to approximately 70 feet in vertical height above the ordinary high tide. With the exception of the Washington State Ferry Terminal, Horluck Transportation Dock, Port of Bremerton day use piers and the City of Bremerton pier located at the end of 1st Street the waterfront resources are virtually unused.

## ZONING

Land use in the study area is regulated by the City of Bremerton Zoning Ordinance number 1792. This ordinance further regulates building heights, building set back lines, yard sizes, open space requirements and divides the City into seperate districts.

Three different zone classifications are found to effect the area under study. (See Sketch B for delineation of these areas).

These zones include:

- The Commercial zone - designated as "C"

- The Business District (3) zone - designated by "B-3"

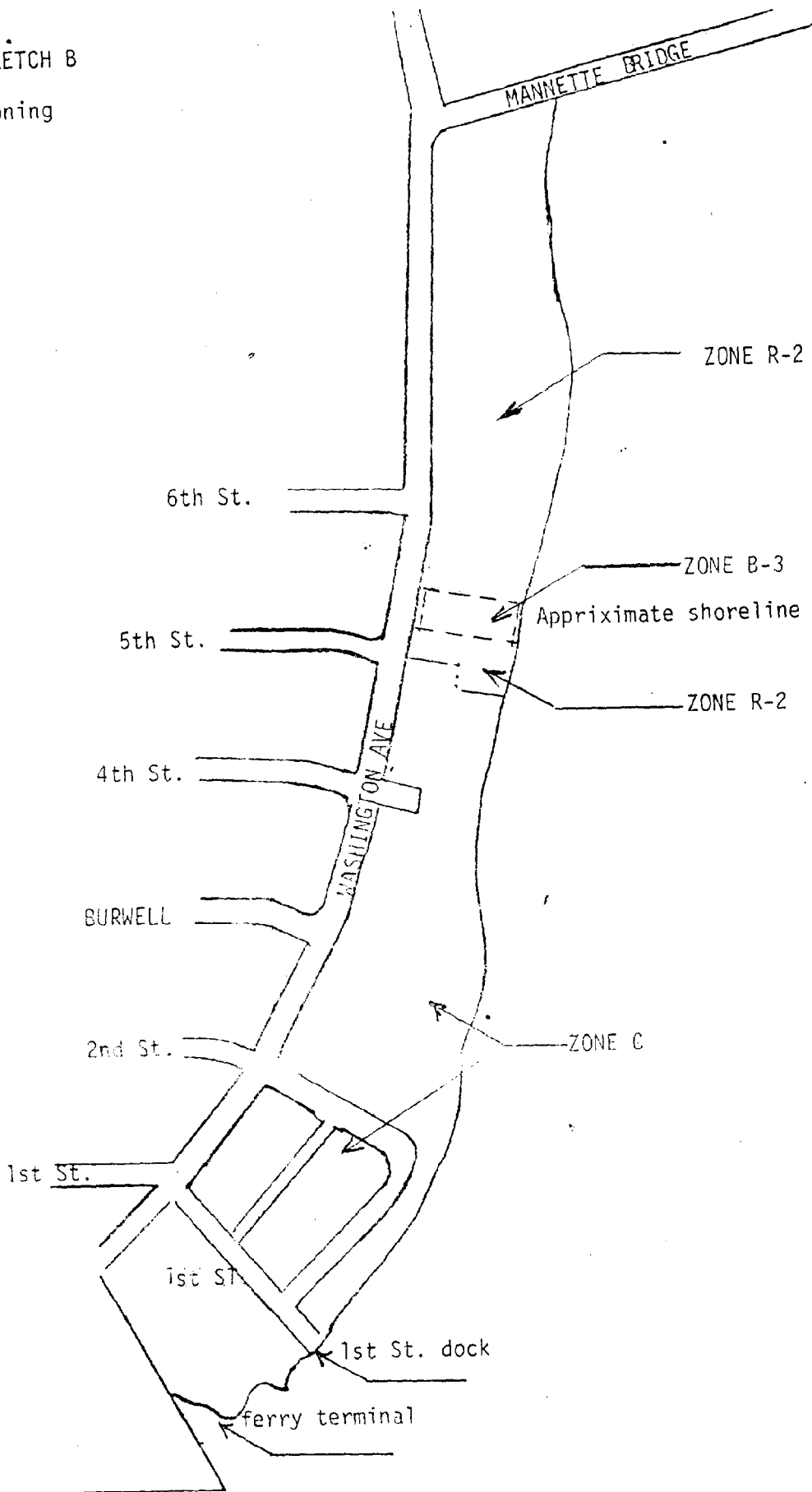
- The Residential (2) zone - designated by "R-2"

The City Planning Department has published a map illustrating the location of various districts and an accompanying booklet which describes the allowed uses.

Present uses are substantially in conformity with the allowed uses set forth in Ordinance 1792.

SKETCH B

Zoning



## SOCIAL AND PHYSICAL CHARACTERISTICS OF AREA

The study area contains 46 separately described parcels of real property.

Land use not yet mentioned includes parking lots, YMCA, restaurants, tavern, retail sales outlets, professional offices, single and multiple family dwellings and the Salvation Army.

The present nature and mixture of land uses is illustrative of a regressing neighborhood in which antiquated structures are either torn down or fall down and the underlying land is used for parking lots waiting a higher and better use of the land. Many of the remaining structures show excessive deferred maintenance, most likely attributable to the anticipation of a higher and better use of the land being eminent.

The majority of business enterprises operating rely on navy personnel and Puget Sound Naval Shipyard employees or teenage persons for patronage. The retail business ventures do not have widespread patronage from other members of the consuming public at large. This fact can be attributed to the nature of businesses lack of convenient off street parking near their business and traffic congestion attributed to commuter ferry traffic.

The northerly portion of the study area with multi-family housing suffers from a lack of tenant parking, deteriorated and functionally obsolete structures and difficult pedestrian as well as vehicular access.

An inspection of the area reveals a substantial number of unlighted, and secluded locations which are littered with spent alcoholic beverage containers, clothing and debris. These conditions are illustrative of high potential crime areas which are detrimental to general public health, welfare and morals of the community in general.

The overall population both resident and patron is transient in nature

which is considered a deterrent to the sound growth of the city.

The southerly portion of the study area has seen several varying vehicular traffic patterns over the past 25 years. The problem of accomodating ferry traffic still remains. Access to the terminal by virtue of an alleyway and tunnel under First Street is illustrative of inadequate street layout. Likewise the conjestion caused by funneling virtually all the traffic from each arriving ferry through the intersection of Second St and Washington Ave or worse yet through the Pacific Avenue shopping district is further evidence of inadequate and defective street layout. An additional concern with street layout is caused by the one block long strip of Fourth Street which runs east from Washington Avenue and dead ends without the benefit of space for vehicle turn around. This condition combined with the excessive grade of Fourth Street makes for a hazardous condition to the general public.

The remaining physical characteristic is the waterfront property along the entire study area. In addition to the two public transportation docks previously mentioned there is a limited use public moorage facility which is operated by the Port of Bremerton. This facility is for day use by the boating public and has five finger piers for transient moorage.

This is the only public moorage near the CBD which is available to the public. The waterfrontage, in a northerly direction, has varying degrees of bulkheading or no bulkheading at all. Most of the area has had some fill placed at the top of the upper bank and the beaches are generally not accessable from the uplands. Many portions of the high bank are unprotected by guardrail creating a potential safety hazzard to the public at large.

Many factors found in analyzing the physical and social characteristics of the overall study area are found in the Urban Renewal Law definition of a "blighted area".

### HIGHEST AND BEST USE

The Urban Renewal Law as previously defined does not specifically recite deal with the question of the "highest and best use" of the property in any given area. It is my opinion that the present use and condition of the properties in the study area are directly related to the theory and concept of "highest and best use".

Highest and Best Use is defined as:

1. The Highest and Best Use is that use which, at the time of appraisal, is the most profitable likely use of a property. It may also be defined as that available use and program of future utilization which produces the highest present land value.
2. Existing use may or may not conform to the Highest and Best Use available.
3. Improvements must add to the value of the land in order to have value attributed to them.
4. The principle of Increasing and Decreasing returns affirms the proper apportionment of land and improvements to achieve a maximum land value.
5. Balance and consistent use are important collateral considerations in the selection of the Highest and Best Use.

It would appear from the present mix of uses in the Washington Avenue area that a substantial number of properties are not being utilized to their Highest and Best Use. This underutilization may be due in part to the lack of an overall development plan for the entire area which would include a plan to eliminate the physically deteriorated and functionally obsolete structures, cure defective traffic patterns, provide proper open space allowances, reduce areas prone to crime and juvenile delinquency and more completely utilize the waterfront asset. Such a plan would promote the sound growth of the City as opposed to the present condition of the area which impairs the sound growth of the City.

#### INDIVIDUAL PARCEL EVALUATION

An overall conclusion relating to blight includes an individual analysis of each property in the study area.

For simplistic identification of each site, a map and map reference number system has been utilized. The following individual analysis is provided.



SEALATED BLOCK 001-01

008

BLOCK

012

2ND STREET

BLOCK 009

STREET

GOVT LOT 3  
GOVT LOT 1

- 5
- 4
- 3
- 2
- 34
- 35
- 51
- 53
- 52

BLOCK

MEANDER

CITY DOCK

007

SEATTLE

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 1

ASSESSOR PARCEL NUMBER 3718-001-009-0006

ADDRESS 155 - 1st St.

LEGAL DESCRIPTION Lots 9 - 14, Block 1, Plat of  
hte Town of Bremerton, Volume 2 of Plats, Page 20, RKCW.

LAND

SIZE 165+ x 100 x 180+ x 100

TOPOGRAPHY sloping downward from northwest corner to  
east and south.

LOCATION corner of Washington and 1st St.

(immediately adjacent to P.S.N.S.)

USE An improved property with transient tenant facilities  
and various recreational activities for membership.



view looking southeast from opposite side of  
the intersection of Washington and 1st St.

MAP REFERENCE NUMBER 1 (CONTINUED)

IMPROVEMENTS

PRESENT USE YMCA International owned and used for  
organizations activities including transient housing.

AGE built 1901

SIZE 5 stories, approximately 13,226 square feet on main floor

CONDITION deteriorated, cracks in foundation, approximately  
5 off street parking stalls, is functionally obsolete.



view looking at east side of building from  
east end of 1st St.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 2

ASSESSOR PARCEL NUMBER 3718-002-001-0002

ADDRESS 104 Washington Ave.

LEGAL DESCRIPTION Lots 1 and 2, Block 2, Plat of the Town  
of Bremerton, Volume 2 of Plats, Page 30 RKCW. Together  
with vacated alley.

## LAND

SIZE 60x114x80x118+

TOPOGRAPHY slope west to east

LOCATION northeast corner Washington and 1st St.

-----

USE retail sales of appliances, retail sales of martial  
arts supplies and one undetermined use space.

-----



view looking east at subject site

MAP REFERENCE NUMBER - 2 (CONTINUED)

IMPROVEMENTS

PRESENT USE retail sales

AGE built 1939 - remodel 1982

SIZE approximately 5,855 square feet

CONDITION remodeling just completed has upgraded  
building to modern standard. No off street parking on  
site and 100% building coverage of site.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 3

ASSESSOR PARCEL NUMBER 3718 -002-003-0000

ADDRESS 112 Washington Ave.

LEGAL DESCRIPTION Lot 3, Block 2, Plat of the Town of  
Bremerton, Volume 2 of Plats, Page 20 RKCW. Together  
with vacated alley to the east.

## LAND

SIZE 30 x 114

TOPOGRAPHY sloping west downward to east

LOCATION interior lot near 1st St and Washington.

USE retail sales



view looking east at subject

MAP REFERENCE NUMBER 3 (CONTINUED)

IMPROVEMENTS

PRESENT USE video arcade

AGE built 1912

SIZE approximately 3000 square feet main floor

CONDITION recent facelift of structure, functionally  
obsolete, no off street parking, 100% building coverage  
of land.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 4

ASSESSOR PARCEL NUMBER 3718-002-004-0009

ADDRESS 116 Washington Ave.

LEGAL DESCRIPTION Lots 4, 5, 6 and 7, Block 2, Plat of  
Town of Bremerton, Volume 2 of Plats, Page 30 RKCW.

Together with vacated alley to the east.

LAND

SIZE 120 x 114

TOPOGRAPHY sloping downward west to east

LOCATION interior lot on Washington Ave, between 1st and 2nd  
streets.

USE retail sales



view looking east - northern portion  
of building.



MAP REFERENCE NUMBER 4 (CONTINUED)

IMPROVEMENTS

PRESENT USE Retail sales of hobby items and retail  
service of television repair

AGE northern portion built 1914 - southern portion 1908

SIZE improved area main floor total 12,000 square feet.

CONDITION fair, exterior front has been remodeled,  
overall building is functionally obsolete, no off street  
parking at site.



view of southerly building - looking east

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 5

ASSESSOR PARCEL NUMBER 3718-002-008-0005

ADDRESS 138 Washington Ave.

LEGAL DESCRIPTION Lots 8 and 9, Block 2, Plat of the  
Town of Bremerton, Volume 2 of Plats, page 30 RKCW.

Together with vacated alley to the east.

## LAND

SIZE 60 x 114

TOPOGRAPHY sloping west to east

LOCATION southeast corner of Washington and 2nd St.

USE Improved property used as Salvation Army Citadel



view looking northeast at subject

MAP REFERENCE NUMBER 5 (CONTINUED)

IMPROVEMENTS

PRESENT USE Meeting hall for Salvation Army congregation.

AGE built 1914

SIZE approximately 6,968 square feet of improved area.

CONDITION Note is made of foundation cracks and overall  
exhibition of 70 year old age. Fair exterior appearance.  
No inspection made of the interior of the building.



view of the east side of the building

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 51

ASSESSOR PARCEL NUMBER 242401-2-006-2009

ADDRESS 148 - 1st St.

LEGAL DESCRIPTION see reverse side of this form

LAND

SIZE 80 x 189

TOPOGRAPHY nearly level

LOCATION Interior lot fronting on 1st St. accross  
from Washington State Ferry Terminal

USE Improved with professional office space and interior  
parking.



view of south side of building (front)

## LEGAL DESCRIPTION

portion of government lot 1, section 24, township 24 north, range 1  
east, W. M., and of the tidelands adjoining, in Kitsap County,  
Washington, described as follows:  
The eastern corner of block 2, Town of Breton.

Washington, described as follows:  
Beginning at most southerly corner of block 2, Town of Bremerton,  
according to plat recorded in volume 2 of Plats, page 30; thence  
south 45°20'30" east along the northeasterly line of First Street  
14.18 feet to the true point of beginning; thence north 35°57'10"  
east 60 feet; thence south 45°20'30" east 34.02 feet; thence north  
45°29'10" east 14.17 feet; thence north 35°34'50" east 5.55 feet  
to the southwesterly corner of existing brick building; thence  
along the southeasterly wall of said building and the line of said  
wall produced, south 45°20'30" east 129.39 feet; thence south  
41°53'20" east 79.39 feet, more or less, to a point on the north-  
easterly line of First Street; thence north 45°20'30" east along  
said line to the true point of beginning; L&LRT the following  
described tract:

Described tract:  
Beginning at most southerly corner of said block 2; thence north  
45°20'30" east along the northeasterly line of First Street, 14.18  
feet to the true point of beginning; thence north 55°27'18" east  
60 feet; thence south 45°20'30" east 34.62 feet; thence south-  
westerly to a point on the northeasterly line of First Street  
which is south 45°40'30" east 23.69 feet from the true point of  
beginning; thence north 45°20'30" west 23.69 feet to the true  
point of beginning.

- (b) An easement for ingress and egress over the following described tract:

Tract:  
Portion of government lot 1, section 24, township 24 north, range 1 east, W. M., in Kilgus County, Washington, described as follows:  
Beginning at west southerly corner of Block 2, Town of Irwin, according to plat recorded in volume 2 of Blanks, page 354; thence north 45°20'30" east along the easterly line of said block 2, 14.18 feet; thence north 66°00'20" for a distance of 33.02 feet to the true point of beginning; thence north 8°42'10" for a distance of 34.92 feet; thence north 1°27'10" east 14.18 feet; thence north 35°25'30" west 34.92 feet to the true point of beginning; thence north 1°27'10" east 34.92 feet to the true point of beginning; thence north 35°37'10" west 14.18 feet to the true point of beginning.

- (c) An easement for ingress and egress over the following, located tract:

Portion of Government lot 1, section 24, township 24 north, range 1 east, W. 4., in Rittenband Township, Kansas, to be surveyed by the U. S. Geological Survey, Engineering, at most southerly corner of lot 12, range 1 east, township 24 north, section 24, range 1 east, township 24 north, 43°20'30" east, 14.13 feet; thence south 43°20'30" east, 79.33 feet; thence north 43°20'30" west, 14.13 feet; thence south 79°33'10" west, 79.33 feet to beginning.

- (d) An Acknowledgment For Imprints and Signatures over the following contract, I tract:

Portion of government lot 1, section 24, township 24 north, range 1 east, W. H. in Knap County, Washington, described as follows: Beginning at most southerly corner of block 7, town of First Street, according to plat recorded in volume 2 of Plats, page 30; thence north  $35^{\circ}37'10''$  east 79.03 feet to the true point of beginning; thence south  $45^{\circ}20'30''$  east 14.18 feet; thence north  $35^{\circ}37'10''$  east to the southeasterly corner of said street alley; thence northwesterly along said southeasterly boundary of said street alley to a point which is north  $35^{\circ}37'10''$  east to the true point of beginning; thence south  $35^{\circ}37'10''$  east to the true point of beginning; provided that the grantor of said easement may terminate same at any time by filing for record with the county auditor an instrument in writing giving notice of such termination and conveying and warranting to the grantees, and their legal successors, in interest, an easement for ingress and egress over the full and described tract: From the said point of beginning, thence northwesterly along the westerly boundary of block 1, town of First Street, township 24 north, range 1 east, W. H. in Knap County, Washington, according to plat recorded in volume 2 of Plats, page 30; thence south  $45^{\circ}20'30''$  east 14.18 feet; thence north  $35^{\circ}37'10''$  east along the easterly margin of alley 60 feet to the true point of beginning; thence south  $45^{\circ}20'30''$  east 34.02 feet; thence north  $35^{\circ}37'10''$  east 34.95 feet to said easterly margin of alley; thence southwesterly along said easterly margin of alley south  $35^{\circ}37'10''$  east 14.18 feet to the true point of beginning; provided further, that the grantor shall give grantees notice in the event of such termination of said easement.

7910050114

MAP REFERENCE NUMBER 51 (CONTINUED)

IMPROVEMENTS

PRESENT USE Professional office space for Marine  
Engineering firm. Also resturaunt and lounge.

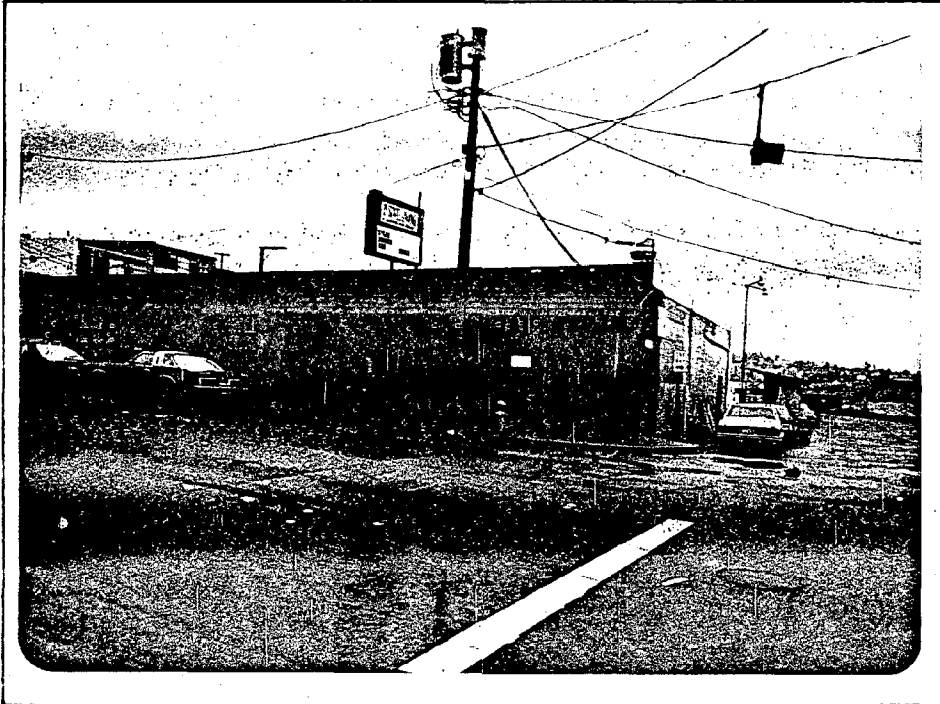
AGE built 1950

SIZE approximately 8,040 square feet on main floor, plus basement

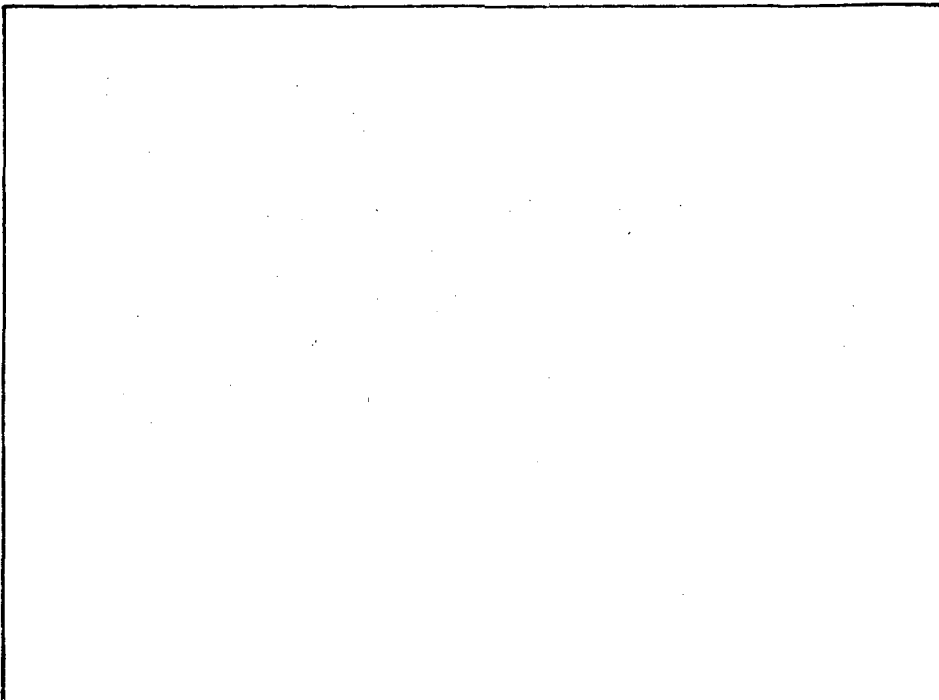
CONDITION Average condition, off street parking with  
access from the northwest corner of the building.



view of northwest corner of bldg.



view of resturaunt at east end of bldg.



PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 52

ASSESSOR PARCEL NUMBER 242401-2-006-2009

ADDRESS 116 - 1st St.

LEGAL DESCRIPTION see reverse side of this form

LAND

SIZE 30 x 60

TOPOGRAPHY level

LOCATION Corner lot fronting on 1st St. at the easterly  
most boundry of 1st St.

USE Improved with business - services building



view of site looking northeast



## LEGAL DESCRIPTION

Part of Government Lot 1, Section 24, Township 24North, Range 1East, W.M. in Kitsap County, Washington, described as follows: The Southeasterly 30 feet of: Beginning at a point on the Northeasterly line of Front Street, Bremerton, Washington, 14 feet Southeasterly from the Southeast corner of Lot 1, Block 2, Original Plat of Bremerton, Washington; thence Northeasterly parallel with the Southeasterly line of said Block 2 60 feet; thence Southeasterly parallel with the Northeasterly line of Front Street 234 feet, more or less, to inner harbor line; thence Southwesterly parallel with the Southeasterly line of said Block 2, 60 feet, more or less, to the Northeasterly line of said Front Street; thence along said Northeasterly line to the place of beginning.

MAP REFERENCE NUMBER 52 (CONTINUED)

IMPROVEMENTS

PRESENT USE Wheelhouse restaurant and lounge.

AGE built 1930

SIZE Approximate main floor area 1800 square feet, 2 story bldg.

CONDITION average to fair condition, remodeling recently  
to accomodate present business.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 53

ASSESSOR PARCEL NUMBER formerly 242401-2-005-2000

ADDRESS no common address

LEGAL DESCRIPTION not determinable

\_\_\_\_\_

\_\_\_\_\_

LAND

SIZE 45 x 60

TOPOGRAPHY level

LOCATION \_\_\_\_\_

\_\_\_\_\_

USE This site is currently being used as road right  
of way leading from the exit point of the Ferry Terminal  
to 2 nd Street.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 54

ASSESSOR PARCEL NUMBER 242401-2-001-2005

ADDRESS 117 - 2nd Street

LEGAL DESCRIPTION A portion of Government Lot 1, Section 24

Township 24 North, Range 1 East, W.M. Complete legal

description cannot be determined without survey.

LAND

SIZE irregular see sketch enclosed

TOPOGRAPHY level to slightly sloping

LOCATION Corner lot fronts on 2nd St. and further has  
access by unnamed alley on west and unnamed road on east.

USE Improved and used for lumber sales and distribution



view looking southwest at subject

MAP REFERENCE NUMBER 54 (CONTINUED)

IMPROVEMENTS

PRESENT USE Bremerton Lumber Company

AGE approximate construction date 1939 (not verifiable)

SIZE approximately 9,360 square feet

CONDITION Fair condition with signs of physical deterioration  
and functional obsolescence.



view looking  
east from alley

view looking south  
from unnamed road  
at intersection with  
2nd St.



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 55

ASSESSOR PARCEL NUMBER 242401-2-002-2003 and 242401-2-003-2002

ADDRESS 100 Block of 1st St.

LEGAL DESCRIPTION A portion of Government Lot 2, Section 24,  
Township 24 North, Range 1 East, W.M. The exact legal  
description cannot be determined without survey.

## LAND

SIZE Both parcels irregular in shape - see sketch.

TOPOGRAPHY nearly level (002) - sloping with underpass for  
parcel 003.

LOCATION End of 1st Street on southerly side of street, much  
of the site includes fill added from time to time.

USE Improved property used in conjunction with the  
Washington State Ferries Transportation system.



view of the north side of subject building

MAP REFERENCE NUMBER 55 (CONTINUED)

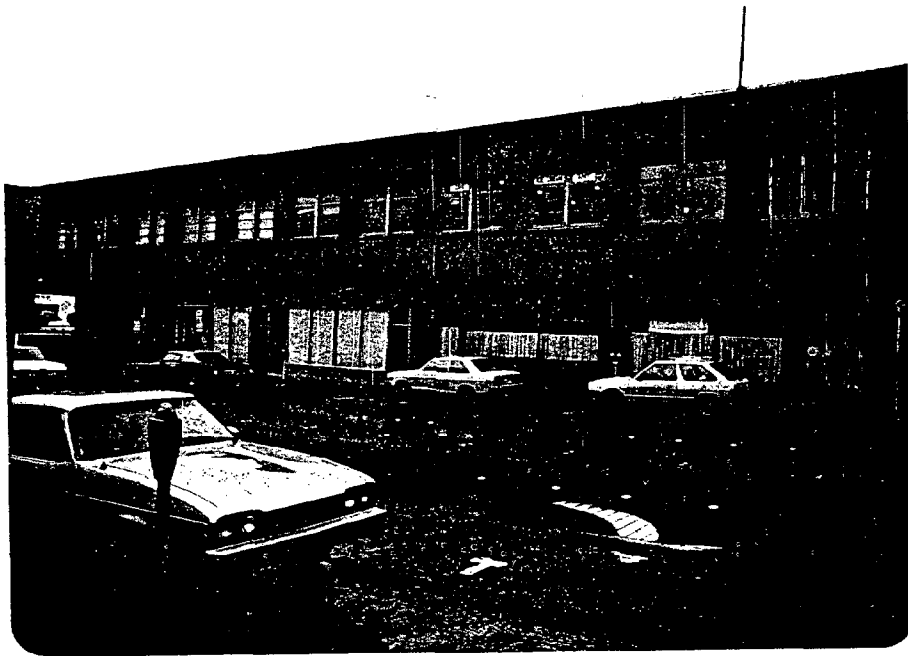
IMPROVEMENTS

PRESENT USE Washington State Ferry Terminal and Naval  
Museum. Many vacant spaces are if evidence.

AGE undeterminable from public records

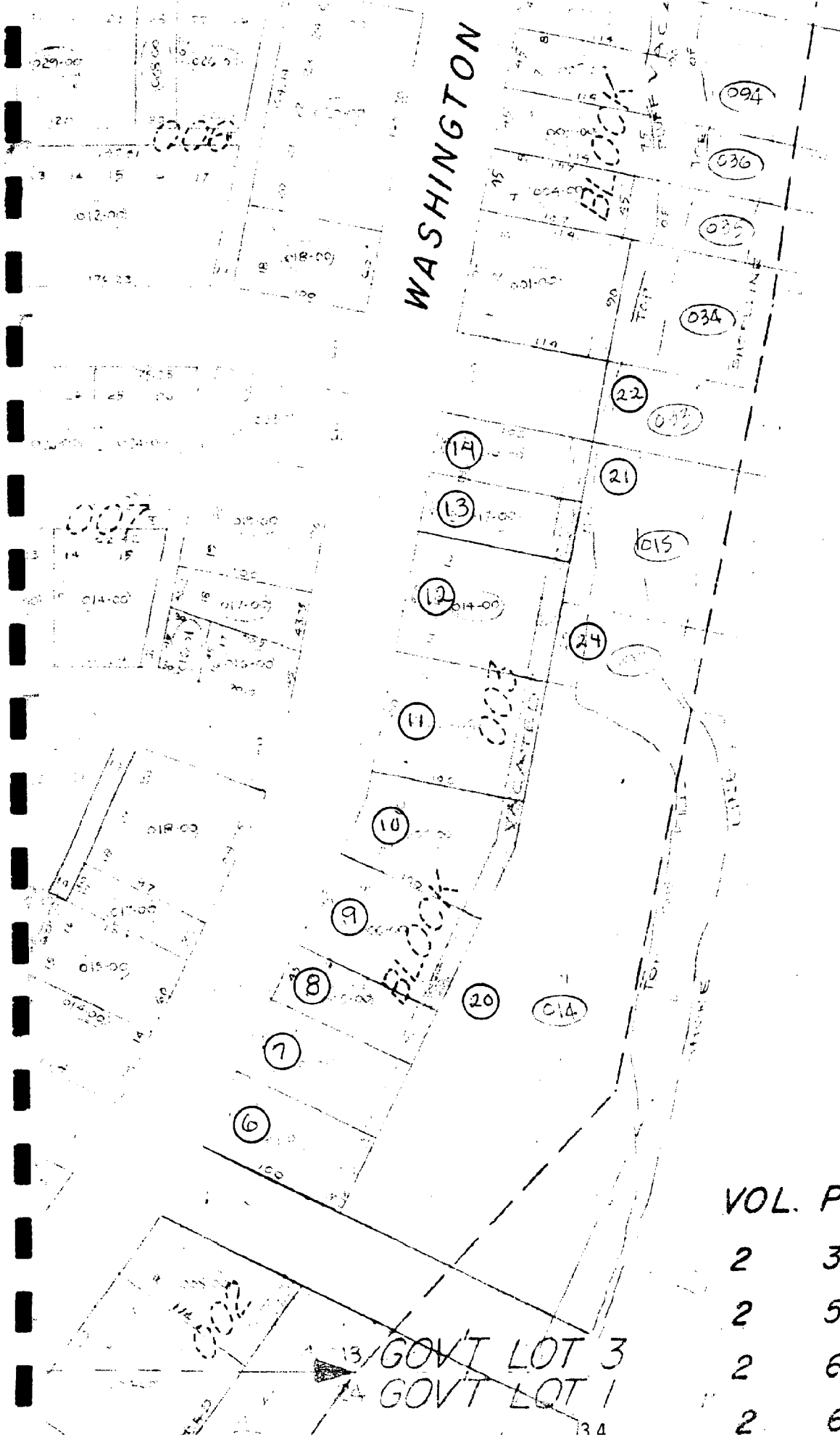
SIZE approximately 32,400 square feet - 2 story building

CONDITION Fair condition showing much physical deterioration  
and functional obsolescence.



view of the north side of building

WASHINGTON



RECORDED

VOL.	PG.	NO.	
2	30	3718	TOV
2	59	3737	CO
2	62	3813	WA
2	64	3712	BE



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----  
MAP REFERENCE NUMBER 6

ASSESSOR PARCEL NUMBER 3718-003-001-0000

ADDRESS no common address currently in use

LEGAL DESCRIPTION Lots 1 and 2, Block 3, Plat  
of the Town of Bremerton, recorded in Volume 2  
Page 30 RKCW. Together with vacated alley

## LAND

SIZE 60 x 114

TOPOGRAPHY sloping west to east

LOCATION northeast corner of Washington and 2nd  
Street.

USE Present use is self service parking lot  
with gravel and deteriorated asphalt surface.



view looking northeast

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 7 and 8

ASSESSOR PARCEL NUMBER 3718-003-003-0008 and 3718-003-005-0006

ADDRESS no common address visible

LEGAL DESCRIPTION Lots 3, 4, 5 and the South 1/2 of lot 6,  
Block 3, Plat of Town of Bremerton, Volume 2 of Plats, Page  
30 RKCW. Together with vacated alley to the east.

## LAND

SIZE 105 x 114

TOPOGRAPHY sloping downward west to east

LOCATION interior site fronting Washington Ave. near  
2nd St.

USE parking lot of self serve variety, asphalt ground cover  
with 34 numbered spaces.



view looking northeasterly from Washington Ave.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 9

ASSESSOR PARCEL NUMBER 3718-003-006-0005

ADDRESS 232 Washington Ave.

LEGAL DESCRIPTION The North 1/2 of Lot 6, Lots 7 and 8,  
Block 3, Plat of Town of Bremerton, Volume 2 of Plats, Page 30  
RKCW. Together with vacated alley to the east.

LAND

SIZE 75 x 114

TOPOGRAPHY slight slope downward west to east

LOCATION Interior site fronting Washington Ave  
between 2nd St and Burwell St.

USE Improved site used as professional office, restaurant  
and cocktail lounge.



view looking east at subject

MAP REFERENCE NUMBER 9 (CONTINUED)

### IMPROVEMENTS

PRESENT USE Recently remodeled the structure has been converted from former service mans club to office and food service space.

AGE built 1920 - remodel 1983

SIZE approximately 3,420 square feet on main floor

CONDITION Functional obsolescence has been partially cured by recent remodeling, shell of building shows signs of 1920 vintage, limited off street parking with narrow access.



South wall looking north

view of east side,  
parking adjacent



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 10

ASSESSOR PARCEL NUMBER 3718-003-009-0002

ADDRESS no common address noted

LEGAL DESCRIPTION Lots 9 and 10, Block 3, Plat of the Town  
of Bremerton, recorded in Volume 2 of Plats, Page 30,  
RKCW. Together with vacated alley to the east

## LAND

SIZE 60 x 114 x 90 x 114

TOPOGRAPHY mildly sloping downward west to east

LOCATION Interior lot fronting Washington Ave. and  
directly east of the Burwell St. and Washington Ave. intersection.

USE Attended parking lot, no numbered spaces, deteriorated  
asphalt and gravel surface, undeterminable capacity.



view looking southeast

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 11

ASSESSOR PARCEL NUMBER 3718-003-011-0008

ADDRESS no common address

LEGAL DESCRIPTION Lots 11, 12 and 13, Block 3, Plat of  
Town of Bremerton, Plat recorded in Volume 2 of Plats,  
Page 30 RKCW. Together with vacated alley to the east.

## LAND

SIZE 90 x 114

TOPOGRAPHY mildly sloping downward from west to east

LOCATION Interior lot fronting Washington Ave and  
driectly east of the Burwell and Washington St. intersection.

USE Attended parking lot, no numbered spaces, deteriorated  
asphalt and gravel surface, used in conjunction with  
reference parcel 10, undeterminable capacity.



view looking east across subject

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 12

ASSESSOR PARCEL NUMBER 3718-003-014-0005

ADDRESS no common address

LEGAL DESCRIPTION Lots 14, 15 and 16, Block 3, Plat of the  
Town of Bremerton, Plat recorded in Volume 2 of Plats, Page 30  
RKCW. Together with vacated alley to the east.

## LAND

SIZE 90 x 114

TOPOGRAPHY Moderately sloping downward from west to east

LOCATION Interior lot just north of the intersection of  
Burwell and Washington, fronting on Washington Ave.

USE Presently used for parking lot, unattended, with  
asphalt surface and assigned spaces for 28 vehicles.



view looking southeast accross subject

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 13

ASSESSOR PARCEL NUMBER 3718-003-017-0002

ADDRESS no common address used

LEGAL DESCRIPTION Lot 17 and the south one half of lot 18,  
Block 3, Plat of the Town of Bremerton, Plat recorded in  
Volume 2 of Plats, Page 30 RKCW. Together with vacated alley  
to the east.

LAND

SIZE 45 x 114

TOPOGRAPHY moderately sloping downward west to east.

LOCATION Interior lot fronting Washington Ave. just  
south of the intersection of Washington and 4th St.

USE Parking lot with gravel and asphalt surface, unattended  
with space for approximately 10 vehicles.



view looking northeast (see parcel 14 for addl photo)



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 14

ASSESSOR PARCEL NUMBER 3718-003-018-0001

ADDRESS no common address noted

LEGAL DESCRIPTION North one half of Lot 18 and all Lot 19, Block 3, Plat of the Town of Bremerton, Volume 2 of Plats, Page 30 RKCW. Together with vacated alley to the east.

## LAND

SIZE 45 x 114

TOPOGRAPHY Moderately steep slope downward west to east.

LOCATION Corner lot on the southeast corner 4th St. and Washington Ave.

USE Presently used as unattended parking lot, asphalt and gravel surface, space for approximately 13 vehicles.



view looking northeast accross subject

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 20

ASSESSOR PARCEL NUMBER 132401-3-014-2000

ADDRESS 114 2nd St.

LEGAL DESCRIPTION That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M., uplands and tidelands lying east of Block 3 Town of Bremerton and between the easterly\*\*\*

## LAND

SIZE approximately 90 x 425 x 110 x 465

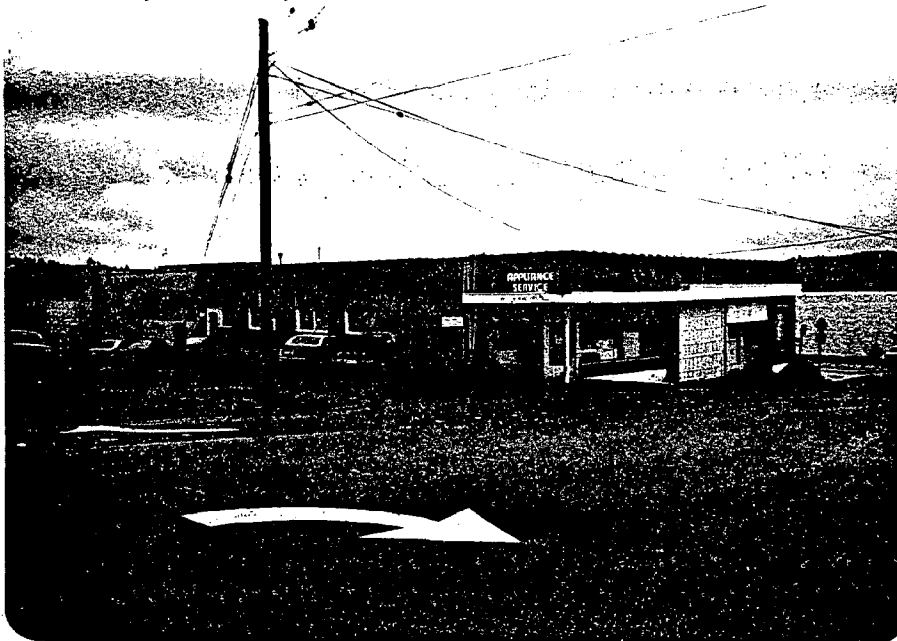
(note - a boundry survey would be necessary to determine exact diminsions)

TOPOGRAPHY sloping downward west to east, level portions, downward slopes north to south. (see photo's)

LOCATION 90 feet fronting along 2nd St. and lying between Block

3 of the Town of Bremerton Plat and Port Washington Narrows.

USE One retail service building improvement, one apparant warehouse structure, one dilapidated dock, balance vacant site used partially for vehicle parking in conjunction with reference parcels 10 & 11.  
\*\*\*extension of the north line of Lot 13 and the south line of Lot 1, Block 3, Plat of the Town Of Bremerton.



view of building looking northeast

MAP REFERENCE NUMBER 20 (CONTINUED)

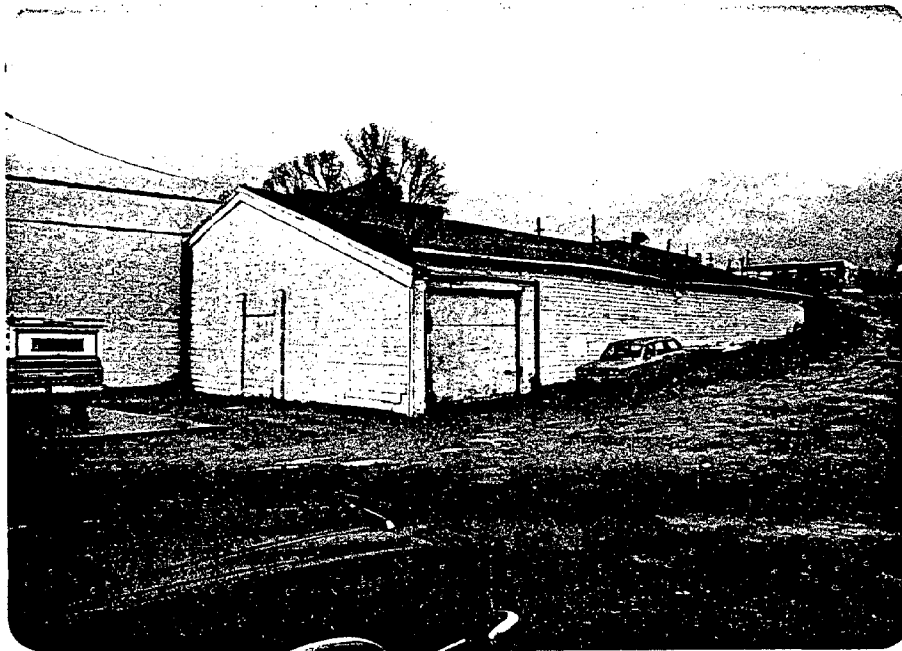
IMPROVEMENTS

PRESENT USE Wolf Appliance Service as retail and service tenant.

AGE built in 1946

SIZE Approximately 7,749 square feet

CONDITION fair, several signs of physical deterioration  
and functional obsolescence.



view of the easterly side of the structure  
(note access to parking lot on parcels 10  
and 11 at the right of photo)



view of the westerly side of the building showing  
access to warehouse doors and embankment to the west.



view of the remains of saltwater dock on  
easterly boundry of property.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 21

ASSESSOR PARCEL NUMBER 132401-3-015-2009

ADDRESS no common address

LEGAL DESCRIPTION That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M., both uplands and tidelands, lying easterly of the extension of the North line of Lot 19, Block 3 and running to the extension of the Southerly line of Lot 16, Block 3 Plat of the Town of Bremerton as per Plat\*\*\*

## LAND

SIZE 120 x 110 (dimension scaled)

TOPOGRAPHY rapidly sloping west to east and then rapidly dropping vertically to the beach. (bank height approx 50 feet)

LOCATION Immediately adjacent to the east of reference parcels

12, 13 and 14. Landlocked from City street access, adjacent property under same ownership which has street access.

USE vacant site with the westerly 10 feet used in conjunction with adjacent parking lot, balance drops vertically to beach.

\*\*\*recorded in Volume 2 of Plats, Page 30, records of Kitsap Co.



view looking southeast from northwest corner of  
subject site.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 22

ASSESSOR PARCEL NUMBER 132401-3-033-2007

ADDRESS no common address

LEGAL DESCRIPTION That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M. lying east of 4th Street, both uplands and tidelands.

## LAND

SIZE 60 x 110 (scaled dimension)

TOPOGRAPHY rapidly sloping west to east for approximately 15 feet from the westerly boundary line, then a nearly vertical drop to the beach.

LOCATION Immediately adjacent to the east of 4th Street as it terminates approximately 114 feet east of the margin of Washington Ave.

USE vacant site with no use at the present time.



view looking southeast from northwest corner of subject site.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 24

ASSESSOR PARCEL NUMBER 132401-3-199-2007

ADDRESS no common address

LEGAL DESCRIPTION The Southerly 60 feet of the upland and tideland lying easterly of Lot 14 and Lot 15, Block 3, Plat of the Town of Bremerton per Plat recorded in Volume 2 of Plats, Page 30 RKCW and described as follows: Beginning at a point on the South line of Fourth St, 14 feet Easterly of the Northeast corner of Lot 19, Block 3, Town of Bremerton; thence Southeasterly along the East\*\*\*  
LAND

SIZE 60 x 110±

TOPOGRAPHY Severe vertical drop (approx 40 feet to beach)  
A portion of the site at the westerly boundry has been filled.

LOCATION Subject is located east of Block 3 of the plat of

the Town of Bremerton and is landlocked from City roadways.  
Present ownership also has ownership of adjacent parcels for access.

USE vacant and unused except for west boundry fill used in conjunction with adjacent parking lot.

\*\*\*Margin of the alley, 120 feet to the true point of beginning; thence continuing Southeasterly along the East margin of the alley 60 feet; thence Southeasterly parallel to the South margin of Fourth St to the Inner Harborline; thence Northeasterly along said Inner Harborline 60 feet; thence Westerly parallel to the South line of Fourth St to the point of beginning; Situate in Kitsap County Washington.



view looking from subject to the southeast,  
note rapid drop of bank.

HI

AV

SHORELINE

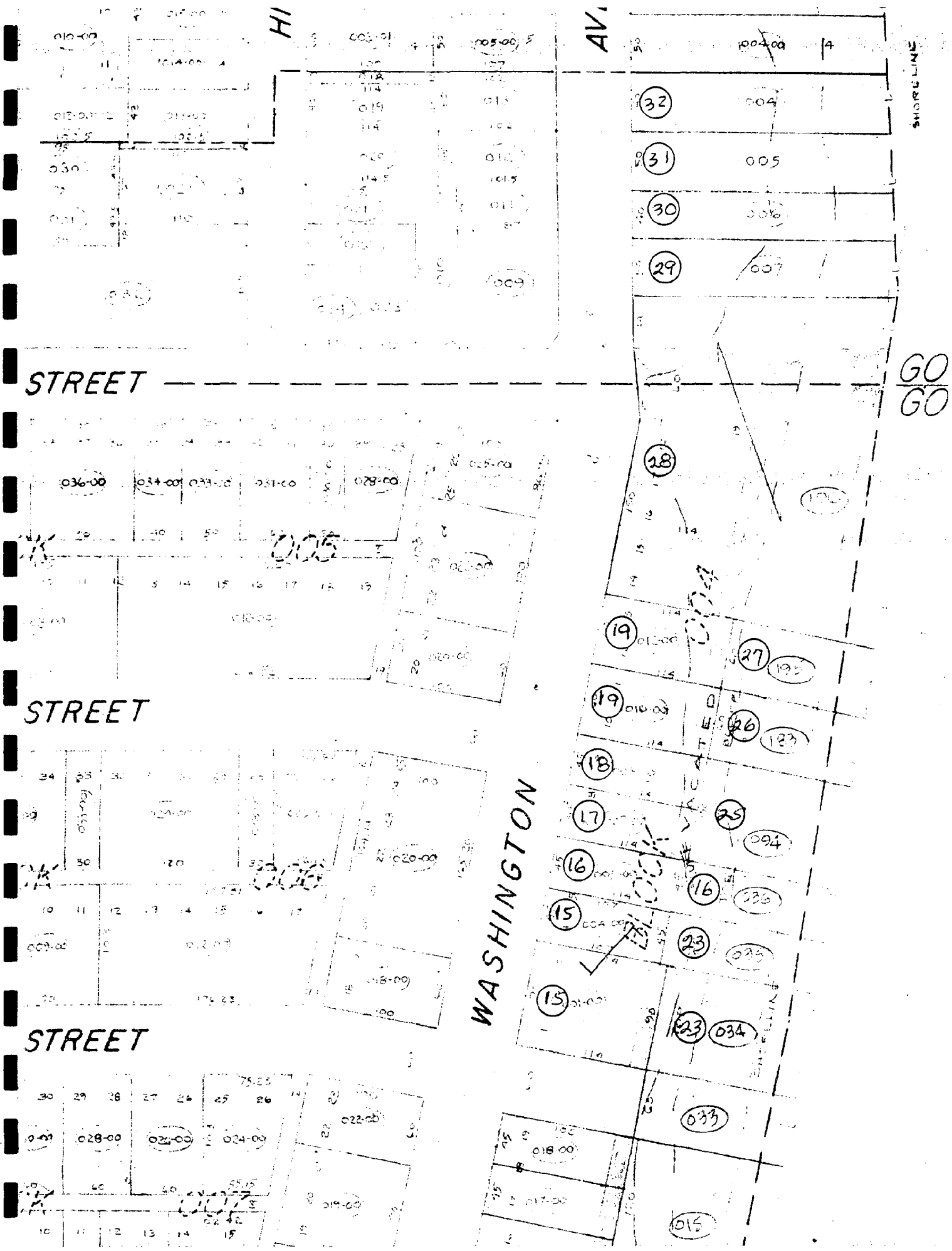
STREET

GO  
GO

STREET

STREET

WASHINGTON





PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 15

ASSESSOR PARCEL NUMBER 3718-004-001-0008 and 3718-004-004-0008

ADDRESS 400 Washington Ave.

LEGAL DESCRIPTION Lots 1, 2, 3, 4 and South 1/2 lot 5,  
Block 4, Plat of the Town of Bremerton, Volume 2 of Plats,  
Page 30 RKCW. Together with vacated alley to the east.

LAND

SIZE 135 x 114

TOPOGRAPHY Substantial vertical drop west to east.  
Northerly portion is direct vertical drop at front boundary line.

LOCATION Northeast corner of Washington and 4th St. fronting  
on Washington ave and 4th St.

USE Improved professional office space with the northerly 45  
feet used as parking, asphalt surface.



view looking east at subject

MAP REFERENCE NUMBER 15 (CONTINUED)

IMPROVEMENTS

PRESENT USE Professional office space and parking

AGE built in 1963

SIZE main floor 3,618 square feet.

CONDITION average physical condition, has adequate off  
street parking but with difficult access (due to steepness)  
onto Washington Ave.



east side of building  
parking located to the  
east and north

northerly portion  
parking area



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 16

ASSESSOR PARCEL NUMBER 3718-004-005-0004 & 132401-3-036-2004

ADDRESS 424 Washington Ave.

LEGAL DESCRIPTION The North 1/2 of Lot 5 and Lot 6,  
Block 4, Town of Bremerton, Volume 2 of Plats, Page 30

RKCW. Together with vacated alley to the east. (See reverse  
of this page for additional legal description).

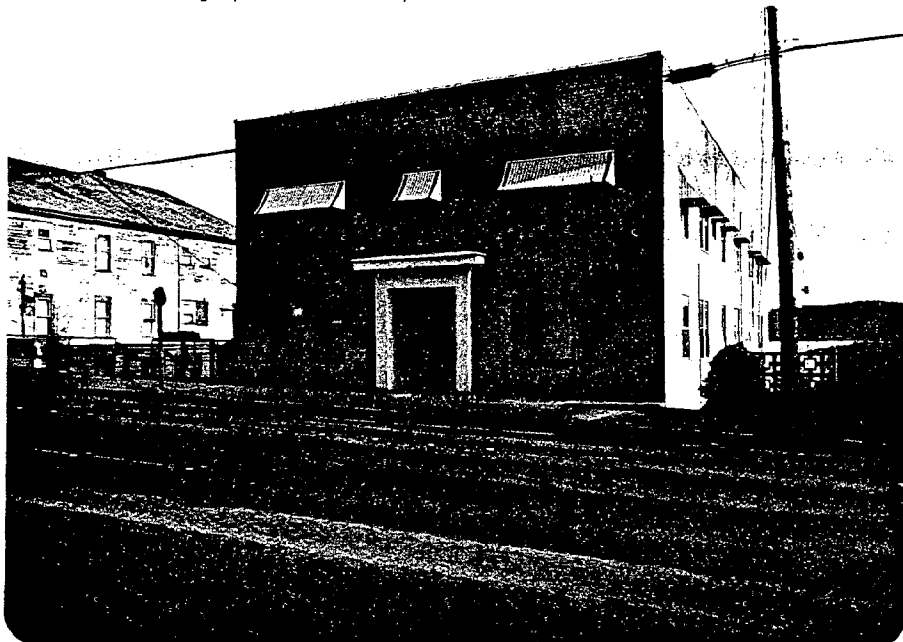
LAND

SIZE 45 x 114 Plus 45 x 110+ to meander line

TOPOGRAPHY Vertical drop through building site and  
approximately 35 feet to beach. Bank erosion noted.

LOCATION Interior lot fronting Washington Ave. just north of  
intersection of 4th St. and Washington Ave.

USE Improved and used as apartment (boarding house)  
easterly parcel unimproved.



front view looking easterly

Additional legal:

That portion of Government Lot 3, Section 13, Township 24 North,  
Range 1 East, W.M., in Kitsap County Washington, lying Easterly  
of the Easterly line of vacated alley and between the Southerly  
line of the North half of Lot 5, extended, and the Northerly  
line of Lot 6, extended, Block 4, Town of Bremerton;  
Together with first class tidelands adjoining; said tidelands  
being a portion of Bremerton Tidelands as per plat thereof.

MAP REFERENCE NUMBER 16 (CONTINUED)

IMPROVEMENTS

PRESENT USE Apartment house (boarding house) with  
central bath facilities.

AGE built 1926

SIZE 2,812 square feet main floor, 3 story bldg.

CONDITION overall condition is fair, much obsolescence  
is noted as well as physical deterioration.



view of east side of bldg. looking northwest

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 17

ASSESSOR PARCEL NUMBER 3718-004-007-0002

ADDRESS 426 Washington Ave.

LEGAL DESCRIPTION Lot 7, the South 1/2 of Lot 8,

Block 4, Plat of the Town of Bremerton, per Volume 2 of plats,

Page 30 RKCW. Together with vacated alley to the east.

(Additional legal description set forth in reference parcel 25)

LAND

SIZE 45 x 114

TOPOGRAPHY vertical drop from Washington Ave to site,  
then continues downward slope west to east.

LOCATION Interior lot fronting on Washington Ave.,

north of 4th St.

USE Improved with apartment units



view looking east from Washington Ave.

MAP REFERENCE NUMBER 17 (CONTINUED)

IMPROVEMENTS

PRESENT USE multifamily rental unit

AGE built in 1916

SIZE 1160 square feet on main floor

CONDITION fair condition, functional obsolescence  
with some physical deterioration. No off street parking.



view of east side of unit

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 18

ASSESSOR PARCEL NUMBER 3718-004-008-0001

ADDRESS 440 Washington Ave.

LEGAL DESCRIPTION North 1/2 of Lot 8, Lot 9, Block 4,  
Plat of the Town of Bremerton per Volume 2 of Plats, Page  
30, RKCW. Together with vacated alley to the east.

LAND

SIZE 45 x 114

TOPOGRAPHY vertical drom from Washington Ave to property, then  
continues a downward slope west to east.

LOCATION Interior lot fronts on Washington Ave and is  
directly east of the intersection of Washington and 5th St.

USE Improved - multi family use



view looking northeast at subject



MAP REFERENCE NUMBER 18 (CONTINUED)

IMPROVEMENTS

PRESENT USE Multifamily - apartment house

AGE built 1920 - facelift approx 1973

SIZE approximately 2160 square feet on main floor - 3 stories + basement

CONDITION Fair to poor condition with a substantial  
amount of physical deterioration and functional obsolescence.



view of the east side looking northwest

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 19

ASSESSOR PARCEL NUMBER 3718-004-010-0007

ADDRESS 510 Washington Ave.

LEGAL DESCRIPTION Lots 10, 11, 12, and 13, Block 4,  
Plat of the Town of Bremerton per Plat recorded in Volume 2  
of Plats, Page 30, RKCW. Together with vacated alley to the  
east.

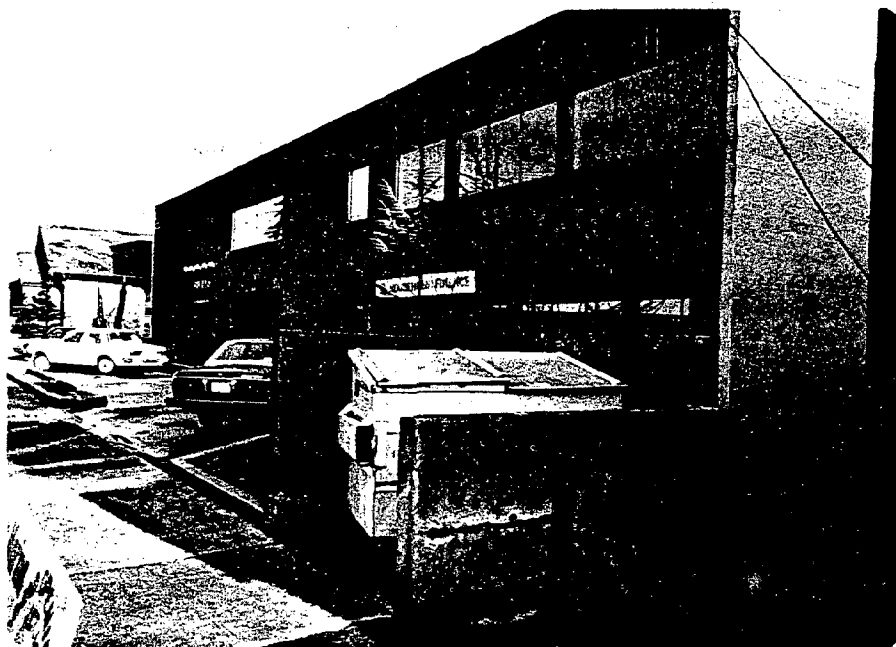
LAND

SIZE 120 x 114

TOPOGRAPHY steeply sloping downward west to east

LOCATION Interior lot fronting on Washington Ave  
and located just north of the intersection of 5th St. and  
Washington Ave.

USE Improved with professional office space use.



view looking northeast at subject

MAP REFERENCE NUMBER 19 (CONTINUED)

IMPROVEMENTS

PRESENT USE Building was constructed for professional  
office space which is its present use.

AGE built 1977

SIZE Approximate main floor area 6,204 - 3 story building

CONDITION Good overall condition, no off street parking  
on site.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 23

ASSESSOR PARCEL NUMBER 132401-3-034-2000 and 132401-3-035-2005

ADDRESS no common address

LEGAL DESCRIPTION see reverse side of this form

## LAND

SIZE 135 x 110 (scaled dimension)

TOPOGRAPHY westerly portion has modest downward slope west to east then a rapid drop to the beach.

LOCATION Immediately east of reference parcel 15 with access from 4th St. via the adjacent property to the west.

USE Presently used in conjunction with a professional office building on reference parcel 15. Improved for parking and has provision for storm water disposal to prevent eroding of the bank.



view looking northeast from southwest corner of  
the site

Legal description:

That portion of upland and tideland abutting on the east side of alley in front of Lots 1, 2 and 3, Block 4, Plat of the Town of Bremerton as per Plat recorded in Volume 2 of Plats, Page 30, records of Kitsap County Washington; said tidelands being a portion of Bremerton Tide Lands as per plat thereof.

AND

That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M., lying easterly of the easterly line of vacated alley and between the southerly line of Lot 4 extended and the northerly line of the south half of Lot 5 extended, Block 4, Town of Bremerton;  
Together with first class tidelands adjoining.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----

MAP REFERENCE NUMBER 25

ASSESSOR PARCEL NUMBER 132401-3-094-2003

ADDRESS no common address

LEGAL DESCRIPTION That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M. and first class tidelands adjoining, lying Easterly of the East line of the vacated alley in Block 4, Town of Bremerton, per Plat in Volume 2 of Plats, Page 30 RKCW and Westerly of the inner harborline and between the North line of Lot 9 and the South line of Lot 7\*\*\*  
LAND

SIZE 90 x 110 (dimension scaled)

TOPOGRAPHY Vertical drop to the beach from adjacent upland

LOCATION Immediately east of reference parcel 17 and running to the inner harborline.

USE vacant site, high bank (approx 40feet), no useable uplands

\*\*\*Block 4 of said Addition, extended Easterly to the inner harborline. (see reference parcel 17 for further legal)

no photo

\*\*\*\*\*Legal description of reference parcels 26 and 27 continued  
thence Southwesterly along the Easterly line of said alley  
60 feet to the point of beginning.

NO photo

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----  
MAP REFERENCE NUMBER 26 and 27

ASSESSOR PARCEL NUMBER 132401-3-183-2005 and 132401-3-195-2001

ADDRESS no common address

LEGAL DESCRIPTION That portion of Government Lot 3, Section 13, Township 24 North, Range 1 East, W.M. lying Easterly of the East line of the vacated alley located at the East boundry \*\*\*

## LAND

SIZE 120 x 100+ (scaled dimension)

TOPOGRAPHY nearly vertical drop from westerly boundry to the beach (easterly)

LOCATION Immediately adjacent to the east of reference parcel 19, landlocked from City roads.

USE Site has nearly a vertical drop from its westerly edge to the beach. No use is made of the property at the present time.

\*\*\*of Block 4, Plat of the Town of Bremerton and between the North line of Lot 13 and the South line of Lot 12, Extended easterly; Together with tidelands of the third class as conveyed by the State of Washington.

AND

Uplands and tidelands described as follows; Beginning at a point 14 feet East and on the Southerly line of Lot 10, Block 4 Plat of the Town of Bremerton as extended from the Southeasterly corner of said Lot 10; thence Easterly along the Southeasterly line of said lot 10 extended to the inner harborline, thence Northeasterly along the inner harborline 60 feet; thence Westerly and parallel with the Southerly line of Lot 10 extended to the East line of alley in said Block 4; \*\*\*\*\*continued on reverse side



## LEGAL DESCRIPTION Parcel 28

### Parcel (A)

Beginning at the northeast corner of Washington Avenue and 6th. Street, Bremerton, Washington; thence north 0°39' west 44 feet along the east line of Washington Avenue; thence east to meander line; thence southerly along said meander line to a point due east of the point of beginning; thence west to point of beginning; being a part of government lot 2, section 13, township 24 north, range 1 east, W.M., in Kitsap County, Washington.

### Parcel (B)

Lots 16, 17, 18 and 19, block 4, Town of Bremerton, according to plat recorded in volume 2 of plats, page 30, in Kitsap County, Washington, TOGETHER WITH all of vacated alley adjoining.

### Parcel (C)

That portion of government lot 5, section 13, township 24 north, range 1 east, W.M., in Kitsap County, Washington, and of first class tidelands lying in front thereof, described as follows:

Beginning at intersection of south line of 6th. Street with the easterly line of vacated alley in block 4, Town of Bremerton; running thence southerly along said easterly line of alley 112.06 feet, more or less, to extended southerly line of lot 16, block 4; thence southeasterly along said extended southerly line of lot 16 to Inner Harbor Line; thence northerly along said Inner Harbor Line to its intersection with extended south line of 6th. Street; thence along said south line of 6th. Street to the point of beginning.

### Parcel (D)

The north 10 feet of lot 15, block 4, Town of Bremerton, according to plat recorded in volume 2 of plats, page 30;

ALSO

That portion of government lot 5, section 13, township 24 north, range 1 east, W.M., and all of vacated alley adjoining, in Kitsap County, Washington, described as follows:

Beginning at the northeast corner of lot 15 of said block 4; thence southeasterly along the line which is an extension of the north line of said lot 15 to government meander line; thence southwesterly along said meander line to a line which is an extension of the south line of lot 14, block 4; thence northwesterly along said extended line to the southeast corner of said lot 14; thence northeasterly along the easterly line of said lots 14 and 15 to the point of beginning.

TOGETHER WITH tidelands adjoining.

### Parcel (E)

That portion of the right-of-way for 6th. Street lying east of the east margin of Washington Avenue and west of the west margin of the Public Place as designated by the Board of State Land Commissioners in 1913, vacated by operation of law, situated in section 13, township 24 north, range 1 east, W.M., in Kitsap County, Washington.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

-----  
MAP REFERENCE NUMBER 28

ASSESSOR PARCEL NUMBER 132401-3-196-2000

ADDRESS 516 thru 602 Washington Ave.

LEGAL DESCRIPTION See reverse side  
\_\_\_\_\_  
\_\_\_\_\_

LAND

SIZE Irregular see sketch

TOPOGRAPHY rapidly sloping downward from west to east

LOCATION Fronting Washington Ave on the easterly  
side of the intersection of 6th St and Washington Ave.

USE Improved with residential rental units and some  
on site parking.

see photo's attached

MAP REFERENCE NUMBER 28 (CONTINUED)

IMPROVEMENTS

PRESENT USE residential rental property

10 seperate improvement structures on site

AGE varies from construction dates 1904 to 1938

SIZE varies from 408 square feet upward

CONDITION mostly in deteriorated condition with substantial

functional obsolesence. Properties are accessable down a

system of sloped walkways and stairways, no direct access

from off street parking to the living units. Off street

parking will accomodate approximately 8 vehicles and is

located just north of 516 Washington Ave.

One improvement (small residence) on the beachfront has been

removed with the exception of the floor decking and bathtub.

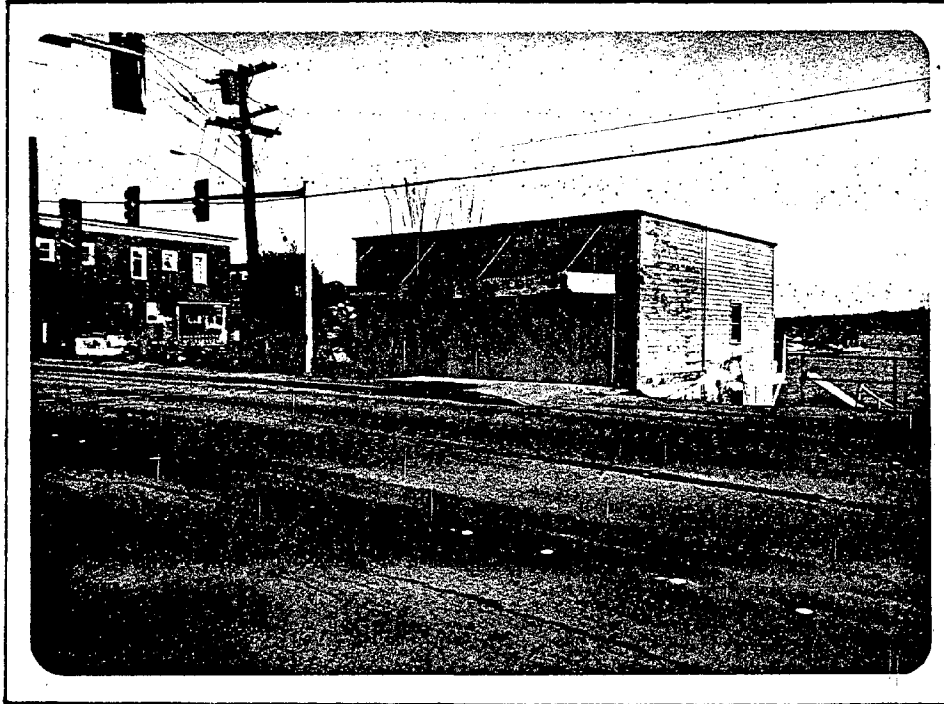
see photo's attached



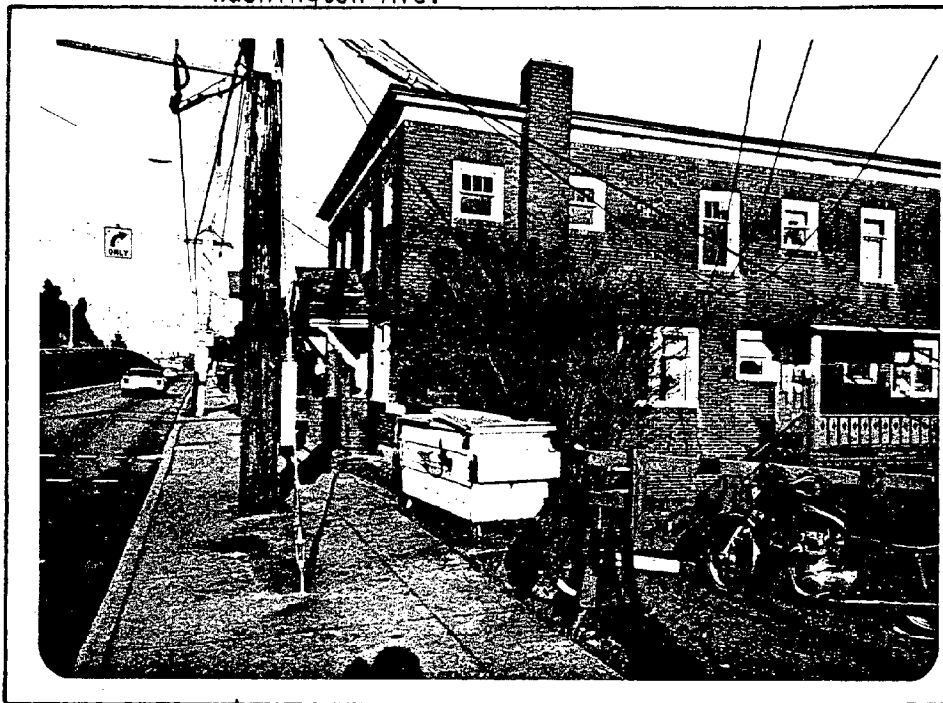
516 Washington Ave - front view  
southern most building



view of 516 Washington from  
parking area below grade of Washington Ave.



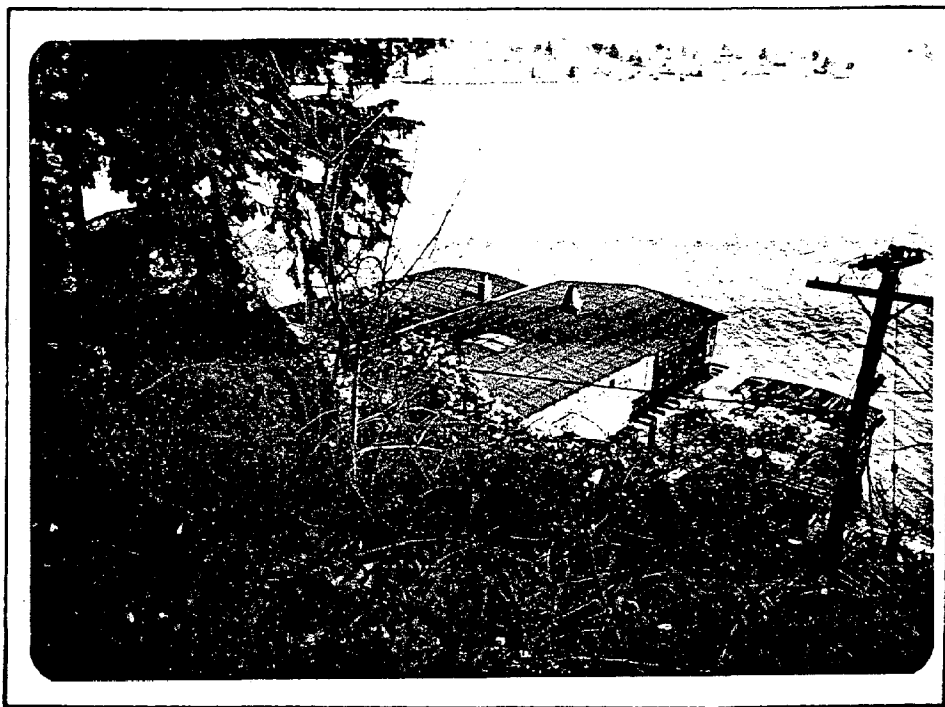
Former retail sales outlet - now vacant  
located midway (north to south) at  
Washington Ave.



602 Washington Ave. - northern most  
multi family building fronts Washington Ave.

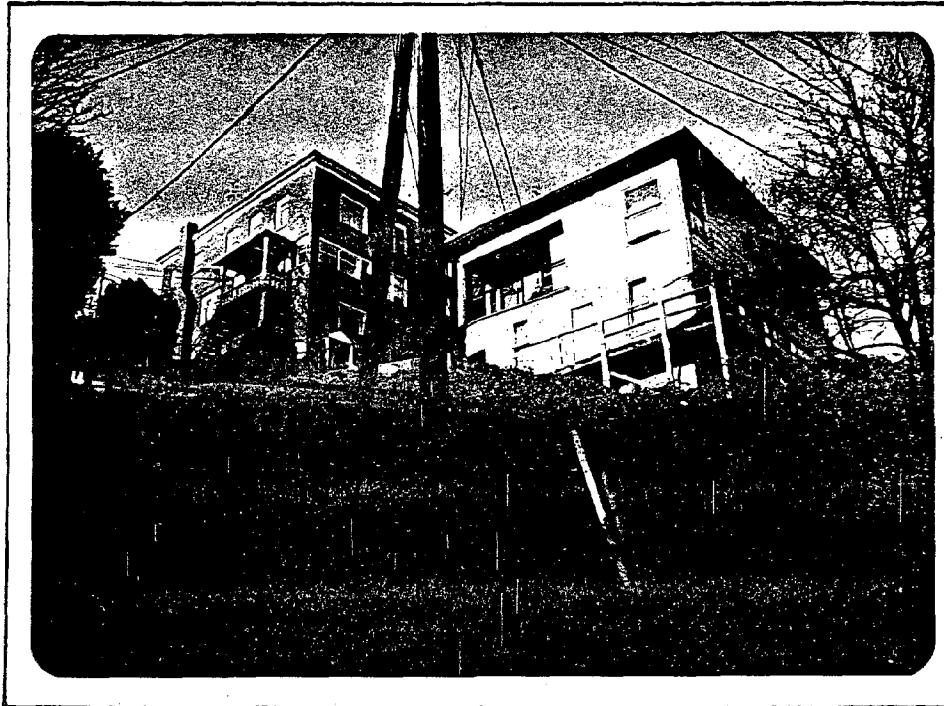


view looking east at beach  
houses - rental units



view looking east at beach  
houses - rental units

PARCEL 28



additional living units on site



additional living units on site

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 29

ASSESSOR PARCEL NUMBER 132401-3-007-2009

ADDRESS 608 Washington Ave.

LEGAL DESCRIPTION see other side of this form

LAND

SIZE 50 x 225 (scaled dimension)

TOPOGRAPHY rapidly sloping downward west to east

LOCATION Interior lot just north of the intersection  
of 6th St. and Washington Ave.

USE Improved multi family use



front view of 608 Washington Ave.



MAP REFERENCE NUMBER 29 (CONTINUED)

IMPROVEMENTS

PRESENT USE Presently used as a seven unit apartment unit.

AGE built 1941

SIZE approximately 2504 square feet on main floor - finished lower level exists.

CONDITION average condition, functional obsolesence due to lack of off street parking to accomodate tenants.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 30

ASSESSOR PARCEL NUMBER 132401-3-006-2000

ADDRESS 610 and 610 1/2 (A and B) Washington Ave.

LEGAL DESCRIPTION see reverse side of this form

LAND

SIZE 40 x 225 (scaled dimension)

TOPOGRAPHY rapidly sloping west to east

LOCATION Interior lot fronting on Washington Ave.  
and north of the intersection of 6th St. and Washington Ave.

USE improved multi family use



view of residence on Washington Ave.

MAP REFERENCE NUMBER 30 (CONTINUED)

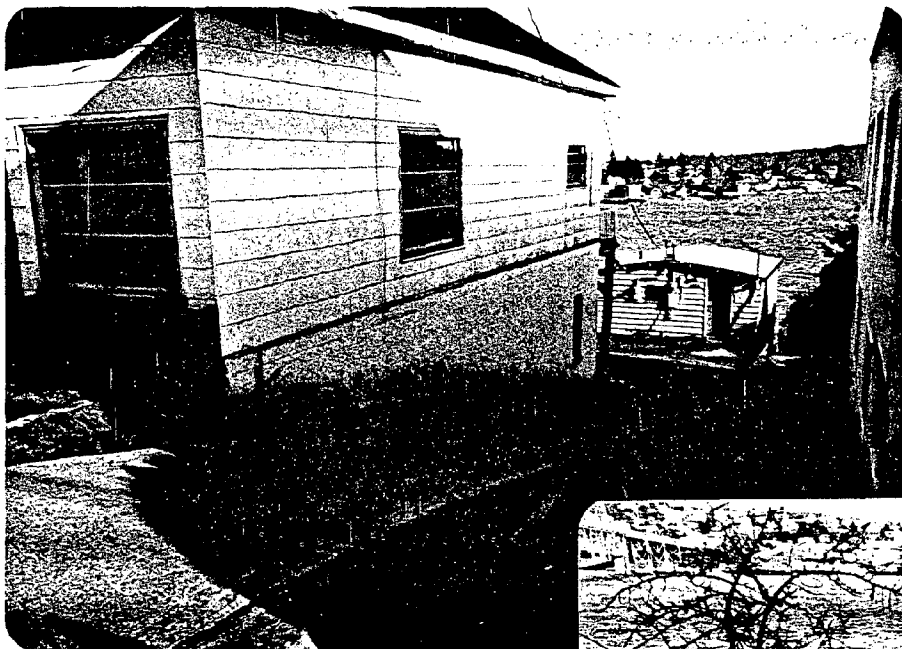
IMPROVEMENTS

PRESENT USE Multifamily residential use, three separate buildings located on the property.

AGE varies from 1901 to 1925

SIZE varies from 480 square feet to 960 square feet (main level)

CONDITION fair condition, little off street parking and some physical deterioration and functional obsolescence noted.



driveway to  
lower units-  
looking east.

residential unit  
located on beachfront



PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 31

ASSESSOR PARCEL NUMBER 132401-3-005-2001

ADDRESS 614 Washington Ave.

LEGAL DESCRIPTION see reverse side of this form

LAND

SIZE 50 x 205 (scaled dimension)

TOPOGRAPHY rapidly sloping west to east

LOCATION Interior lot located with frontage along  
Washington Ave. between 6th St. and the Manette Bridge

USE Improved single family residence



view of subject as it fronts Washington Ave.

MAP REFERENCE NUMBER 31 (CONTINUED)

IMPROVEMENTS

PRESENT USE Single family residential use with adjacent  
one car garage which is detached.

AGE built 1901

SIZE approximately 996 square feet on the main floor

CONDITION poor condition with much evidence of physical  
deterioration and functional obsolescence. New wood roof  
has recently been installed.

PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 32

ASSESSOR PARCEL NUMBER 132401-3-004-2000

ADDRESS 616 thru 620 Washington Ave.

LEGAL DESCRIPTION see the reverse side of this form

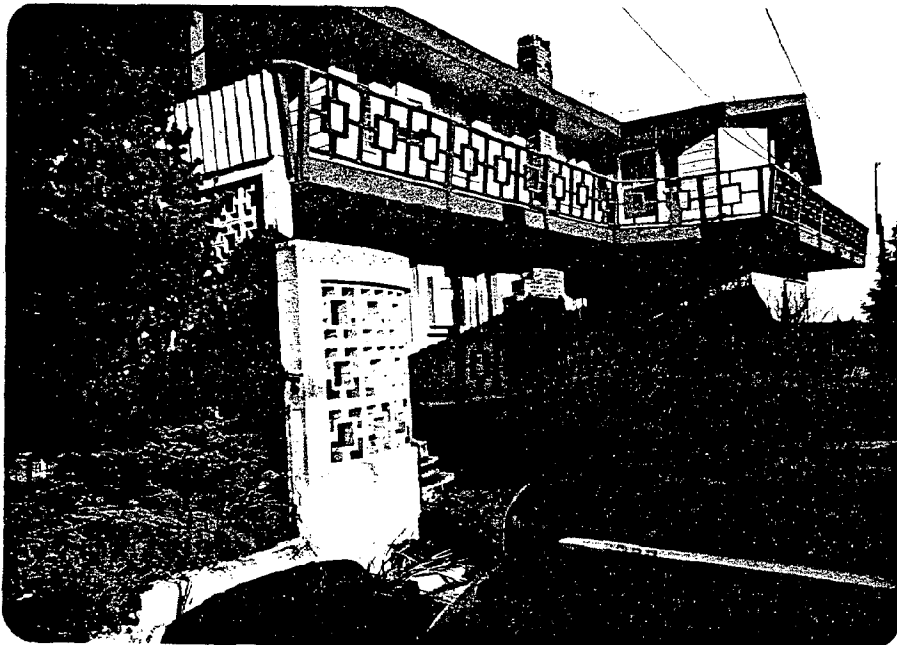
LAND

SIZE 50 x 210 (scaled dimension)

TOPOGRAPHY rapidly sloping west to east

LOCATION Interior lot fronting Washington Ave located  
between 6th St and the Manette Bridge.

USE Multifamily residential use.



view of Washington Ave side looking northeast

MAP REFERENCE NUMBER 32 (CONTINUED)

IMPROVEMENTS

PRESENT USE Multifamily residential use. One primary structure and one beach house.

AGE structures built in 1901 and 1941 respectively.

SIZE Unit fronting Washington Ave is approximately 1,371 on the main level. Two additional levels plus basement.\*\*\*

CONDITION average condition, large unit has been extensively remodeled since its initial construction.

\*\*\*beach house is approximately 656 square feet.



East side of  
main bldg.

beach house  
looking northeast



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# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 33

ASSESSOR PARCEL NUMBER 3712-003-004-0003

ADDRESS 622 Washington Ave.

LEGAL DESCRIPTION Lot 4, Block 3, Plat of Benbennicks  
First Addition to Bremerton per Volume 2 of Plats, Page 64,  
RKCW.

## LAND

SIZE 50 x 204+ (only one side of lot dimensioned on plat)

TOPOGRAPHY rapidly sloping west to east

LOCATION Interior lot fronting on Washington Ave,  
between 6th St. and the Manette Bridge.

USE Improved with a single family residence



view looking northeast at subject property

MAP REFERENCE NUMBER 33 (CONTINUED)

IMPROVEMENTS

PRESENT USE Single family residential use

AGE built in 1912

SIZE Total square footage approximately 2,780. First floor approximately 1251 square feet.

CONDITION Average condition from exterior appearance



view of east side of residence and  
wood parking deck on adjacent parcel

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 34

ASSESSOR PARCEL NUMBER 3712-003-003-0004

ADDRESS 626 Washington Ave.

LEGAL DESCRIPTION Lot 3, Block 3, Plat of Benbennicks  
First Addition to Bremerton as per Plat recorded in Volume  
2 of Plats, Page 64, RKCW.

## LAND

SIZE 50 x 203<sup>+</sup> (long sides of lot are not dimensioned on plat)

TOPOGRAPHY rapidly sloping downward west to east.

LOCATION Interior lot fronting on Washington Ave.  
between 6th St. and the Manette Bridge.

USE Improved with a single family residence.



view of subject looking northeast along  
Washington Ave.

MAP REFERENCE NUMBER 34 (CONTINUED)

IMPROVEMENTS

PRESENT USE Single family residence

AGE built in 1901

SIZE Total area approximately 3,648 square feet, approximately  
1313 on the main floor.

CONDITION Fair, shows signs of physical deterioration  
and functional obsolescence.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 35

ASSESSOR PARCEL NUMBER 3712-003-002-0005

ADDRESS 630 Washington Ave.

LEGAL DESCRIPTION Lot 2, Block 3, Plat of Benbennicks  
First Addition to Bremerton per Plat recorded in Volume 2  
of Plats, Page 64, RKCW.

## LAND

SIZE 50 x 200<sup>±</sup> (long sides of lot are not dimensioned on plat)

TOPOGRAPHY rapidly sloping downward west to east.

LOCATION Interior lot fronting on Washington Ave.  
between 6th St. and the Manette Bridge.

USE Improved with single family residence appearing to have  
been converted to multi family use.



view looking east at subject fronting  
Washington Ave.

MAP REFERENCE NUMBER 35 (CONTINUED)

IMPROVEMENTS

PRESENT USE Single or multiple family use, vacant as  
of January 8, 1984.

AGE built in 1905

SIZE Total area approximately 3004 square feet, main level approx-  
imately 1231 square feet.

CONDITION Fair condition showing signs of physical  
deterioration and functional obsolescence.

Second dwelling on property has been removed.



rear view of subject looking west

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

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MAP REFERENCE NUMBER 36

ASSESSOR PARCEL NUMBER 3712-003-001-0006

ADDRESS 632 Washington Ave.

LEGAL DESCRIPTION Lot 1, Block 3, Plat of Benbennicks  
First Addition to Bremerton per Volume 2 of Plats,  
Page 64, RKCW.

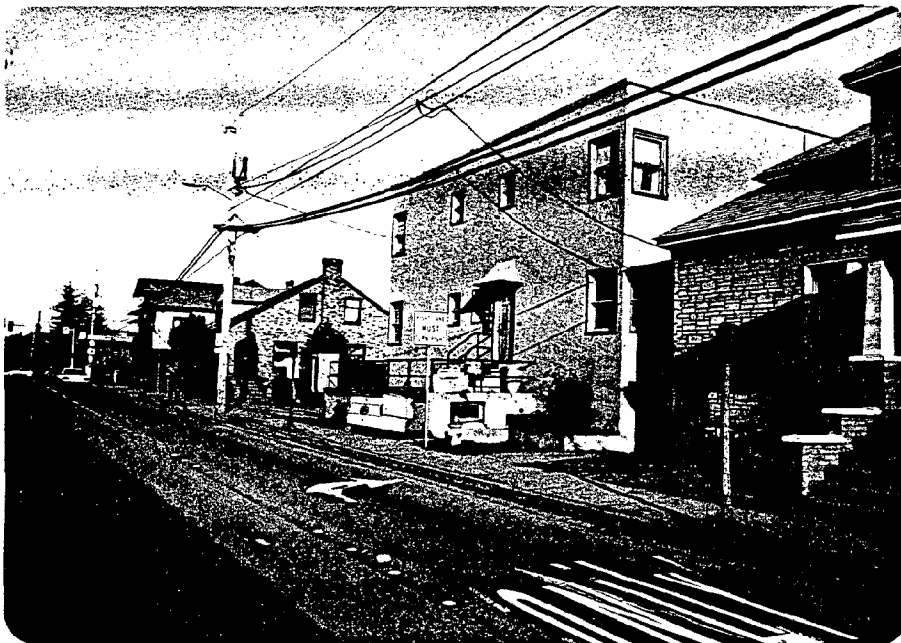
## LAND

SIZE 50 x 198<sup>±</sup> (both long sides of lot not dimensioned on plat)

TOPOGRAPHY rapidly sloping downward west to east.

LOCATION Interior lot located fronting Washington Ave.  
between 6th St. and the Manette Bridge.

USE Improved with a multi family apartment structure.



front view of subject along Washington Ave.

MAP REFERENCE NUMBER 36 (CONTINUED)

IMPROVEMENTS

PRESENT USE Multifamily apartment rental

AGE built 1915

SIZE approximately 3210 square feet main floor, 3 story bldg

CONDITION Fair condition showing signs of physical  
deterioration and functional obsolesence.



# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

MAP REFERENCE NUMBER 37

ASSESSOR PARCEL NUMBER 3800-001-001-0003

ADDRESS 640 Washington Ave.

LEGAL DESCRIPTION Lots 1, 2, 3, and 4, Block 1, Plat of  
Schmid's Addition to Bremerton as recorded in Volume 3  
of Plats, page 14, RKCW.

## LAND

SIZE 100 x 195<sup>±</sup> x 100 x 200<sup>±</sup>

TOPOGRAPHY sloping downward from west to east

LOCATION Interior lot fronting on Washington Ave.  
between 6th St. and the Manette Bridge.

USE Improved single or multiple family residential use



view of west and south side of subject

MAP REFERENCE NUMBER 37 (CONTINUED)

IMPROVEMENTS

PRESENT USE Single or multiple family residential use with  
large open parking space on south side of site.

AGE built 1908

SIZE Total area approximately 4,280 of which a-proximately  
1,583 is main floor area.

CONDITION Fair condition shouing some physical deterioration  
and functional obsolesence.



view looking southeast at parking area.

# PROPERTY ANALYSIS

CITY OF BREMERTON

DETERMINATION OF BLIGHT

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MAP REFERENCE NUMBER 38

ASSESSOR PARCEL NUMBER 3713-002-002-0006

ADDRESS 646 Washington Ave.

LEGAL DESCRIPTION Lot 2 and the South 1/2 of Lot 3,  
Block 2, Plat of Benbennicks Second Addition to Bremerton  
as per Volume 2 of Plats, Page 79, RKCW.

## LAND

SIZE 50 x 125 plus 50 x 58<sup>±</sup> x 52<sup>±</sup> x 50<sup>±</sup>

TOPOGRAPHY rapidly sloping downward west to east

LOCATION Interior lot fronting on Washington Ave.  
between 6th St. and the Mannette Bridge.

USE Improved with multiple family residential structure.



view looking northeast at subject

MAP REFERENCE NUMBER 38 (CONTINUED)

IMPROVEMENTS

PRESENT USE 7 unit multi family rental unit including  
one beach house.

AGE built 1909

SIZE Total area approximately 3,744 square feet in main dwelling  
with approximately 1160 on main floor. Beach house 504 square ft.

CONDITION Fair condition with some physical deterioration  
and functional obsolesence. No vehicle parking on or near  
the site.

PROPERTY ANALYSIS  
CITY OF BREMERTON  
DETERMINATION OF BLIGHT

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MAP REFERENCE NUMBER 39  
ASSESSOR PARCEL NUMBER 3713-002-001-0004  
ADDRESS 650 Washington Ave.  
LEGAL DESCRIPTION Lot 1 and the North 1/2 of Lot 3,  
Block 2, Benbennicks Second Addition to Bremerton, as per  
Plat recorded in Volume 2 of Plats, Page 79, RKCW.

LAND

SIZE 50 x 125 plus 50 x 66<sup>±</sup> x 52<sup>±</sup> x 58<sup>±</sup>  
TOPOGRAPHY rapidly sloping downward from west to east  
LOCATION Corner lot located at the intersection of  
Washington Ave and the Manette Bridge. All access is  
from Washington Ave., no access available from Bridge side.  
USE Improved with multi family residential structure.



view looking northeast at subject

MAP REFERENCE NUMBER 39 (CONTINUED)

IMPROVEMENTS

PRESENT USE Multifamily residential rental unit

AGE built 1925

SIZE total area approximately 3,982 square feet with approximately 1330 on the main floor of the three story structure.

CONDITION Fair condition showing physical deterioration

and functional obsolescence. No off street parking on the

site or in close proximity.

### CONCLUSION

Based on a review of the definition of a 'blighted area' as attached herewith and further based on my inspection of the study area and the individual properties located therein, it is my opinion that the defined area and all properties therein are in a 'blighted condition' as defined in the Revised Code of Washington Urban Renewal Law Section 35.81.011(2).

Specific conditions which lead to this conclusion include, but are not limited to:

- substantial physical deterioration
- defective construction
- dilapidation
- obsolescence of buildings
- obsolescence of improvements
- inadequate provisions for sanitary facilities
- inappropriate uses of land and buildings
- defective or inadequate street layout
- faulty accessibility to sites
- unsafe conditions of sites
- conditions which endanger life and property by fire
- impairment of the sound growth of the City

## CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
  2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
  3. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
  4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
  5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
  6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser."
- No change of any item in the appraisal report shall be made by anyone other



the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
6. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.

7. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

SUMMARY OF QUALIFICATIONS OF WILLIAM B. REEMS  
PRESIDENT AND DESIGNATED BROKER OF  
KEY WEST PROPERTIES, INC.

EXPERIENCE:

Entered the real estate profession in 1966 as a salesman, brokers license was obtained in 1968. Presently serving as designated Broker of Key West Properties, Inc. - Port Orchard, Washington. Duties have included management of new homes building programs, investment analysis and sales, overall administration of real estate sales operations and appraisal of real property - both residential and commercial.

PROFESSIONAL DESIGNATIONS:

- "Certificate in Real Estate" awarded by Washington State Division of Professional Licensing in 1971.
- G.R.I. - (Graduate Realtors Institute) - a designation presented by the Washington Association of Realtors and the National Association of Realtors.
- C.C.I.M. - (Certified Commercial Investment Member) - A designation awarded by the Realtors National Marketing Institute upon completion of a prescribed educational program and demonstrating of technical ability. Designation received in November 1976, the 656th designation awarded by the institute since 1968.
- C.R.B. - (Certified Residential Broker Manager) - a designation awarded by the Realtors National Marketing Institute, Chicago, Illinois upon completion of a five week curriculum in the operation and direction of a brokerage firm. Designation received November 10, 1980, the 2091 such designation awarded by the institute since 1968.
- C.R.S. - (Certified Residential Specialist) - A designation awarded by the Realtors National Marketing Institute in 1977 for demonstrating of competence and performance in the field of residential marketing on behalf of both purchasers and sellers.
- C.S.M. - (Certified Senior Member) - An appraisal designation awarded by the American Fraternity of Real Estate Appraisers after demonstration of competence in field of appraising and completion of experience requirements.

APPRAISAL EXPERIENCE:

Began fee appraisals of real property in 1972, to date approximately 1950 appraisal values have been rendered for all types of property.

Clients have included:

Private individuals  
Kitsap County Bank  
First State Bank  
Whidby Island Fed Credit Union  
City of Bremerton

Seattle First National Bank  
American Federal Savings & Loan  
Tacoma Savings and Loan  
Central Kitsap Fire District

Attorneys in conjunction with:

dissolutions of marriage  
condemnation proceedings  
property line disputes

guardianship actions  
estate evaluations

Have testified as expert witness appraiser before:

- Kitsap County Superior Court
- Kitsap County Board of Equalization
- Pierce County Superior Court
- Jefferson County Superior Court
- Washington State Board of tax appeals

Appraisal assignments have been performed at the request of Kitsap County Superior Court.

Have been approved "Special Master" by Kitsap County Superior Court to act on behalf of specific clients in specific real estate matters.

#### INSTRUCTIONAL ACTIVITY:

Began instructing real estate courses on the community college level in 1972. Instructional responsibilities have included the following:

Real Estate Principles and Practices  
Real Estate Appraisal I  
Real Estate Appraisal II  
Real Estate Finance  
Real Estate Salesmanship  
Real Estate Office Management  
Pre-license training for sales associates  
Pre-license training for Brokers  
Introduction to Commercial Investment properties

#### ASSOCIATION AFFILIATIONS:

- Member of the Bremerton Kitsap Board of Realtors since 1967, Board director 1971, 1972, 1973. Board Vice-President 1974 and President 1975.
- 1975, 1976, 1977 Chairman of Washington Association of Realtors By-Laws Committee.
- 1976 Chairman of Education Committee Washington Association of Realtors.
- 1976 President, Washington Real Estate Education Foundation.
- Member of the American Fraternity of Real Estate Appraisers.
- Member Computer Multiple Listing Service of Kitsap County, director 1979 to present, association President 1981.

AWARDS:

- 1968 Bremerton Kitsap Board of Realtors Salesman of the Year.
- 1975 Bremerton Kitsap Board of Realtors Realtor of the Year.
- 1968, 1973, 1974, 1975, 1977, 1980, 1982 member of Million Dollar Roundtable for real estate transaction volume.

